142.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,800 / 821,800
					USE VALUE:	821,800 / 821,800
					ASSESSED:	821,800 / 821,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHANG SHIOU-CHI
Owner 2:	MOY CYNTHIA H
Owner 3:	
Street 1:	108 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIM MARGARET E/TRUSTEE -
Owner 2:	MARGARET E LIM REVOCABLE TRUST -
Street 1:	108 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,782 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 2222 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4782.000	367,300	3,700	450,800	821,800
Total Card	0.110	367,300	3,700	450,800	821,800
Total Parcel	0.110	367,300	3,700	450,800	821,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.91 | /Parcel: 369.9

Legal Description

User Acct 92116

GIS Ref

GIS Ref

Insp Date 07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0007-0001.0

!11039!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,600	3700	4,782.	450,800	785,100	785,100	Year End Roll	12/18/2019
2019	101	FV	263,800	3900	4,782.	422,600	690,300	690,300	Year End Roll	1/3/2019
2018	101	FV	272,300	3900	4,782.	349,300	625,500	625,500	Year End Roll	12/20/2017
2017	101	FV	272,300	3900	4,782.	321,200	597,400	597,400	Year End Roll	1/3/2017
2016	101	FV	272,300	3900	4,782.	293,000	569,200	569,200	Year End	1/4/2016
2015	101	FV	258,400	4100	4,782.	287,400	549,900	549,900	Year End Roll	12/11/2014
2014	101	FV	258,400	4100	4,782.	267,100	529,600	529,600	Year End Roll	12/16/2013
2013	101	FV	258,400	4100	4,782.	254,100	516,600	516,600		12/13/2012

PRINT

Date	Time
12/11/20	01:15:13

LAST REV

Date	Time
10/21/20	14:43:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11039

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIM MARGARET E/	73829-240	1	12/16/2019		965,000	No	No		
LIM JAMES K & M	50139-449		9/25/2007	Family	10	No	No		
	18639-346		10/1/1987		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	92116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2020	156	Redo Bat	9,000	C				
3/27/2019	417	New Wind	11,777	C				
6/8/2005	460	Addition	97,000			G7	GR FY07	& REMOD KIT

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
7/27/2018	Inspected	PH	Patrick H
5/8/2018	MEAS&NOTICE	BS	Barbara S
11/6/2008	Meas/Inspect	163	PATRIOT
1/3/2000	Inspected	276	PATRIOT
11/17/1999	Measured	270	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4782		Sq. Ft.	Site		0	80.	1.18	9									450,767						450,800	

Total AC/HA: 0.10978 | Total SF/SM: 4782 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,767 | Spl Credit | Total: 450,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	A		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28520870
Const Adj.:	0.99989998
Adj $ / SQ:	160.635
Other Features:	108280
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451252
Depreciation:	83933
Depreciated Total:	367319

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

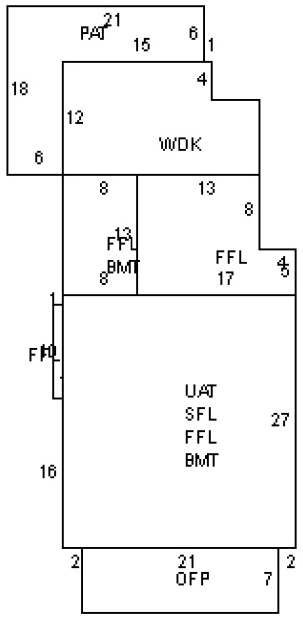
REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.64
Special Features:	0	Val/Su Net:	115.58
Final Total:	367300	Val/Su SzAd	222.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	978	160.640	157,101
BMT	Basement	779	69.880	54,434
SFL	Second Floor	675	160.640	108,429
WDK	Deck	232	10.310	2,392
PAT	Patio	198	4.140	820
UAT	Upper Attic	169	93.170	15,722
OFP	Open Porch	147	27.720	4,075
	Net Sketched Area:	3,178	Total:	342,973
Size Ad	1653	Gross Are	3684	FinArea 2222

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	
UAT	100	FLA	60	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1970	25.42	T	39.2	101			3,700			3,700

More: N | Total Yard Items: 3,700 | Total Special Featues: | Total: 3,700

IMAGE

AssessPro Patriot Properties, Inc